

DDPR_feedback_0147s	
Name	Noel Joyce
Organisation	
Email	██████████
Response Date	Aug 29 22
Notes	
Q1	Select the chapter you want to provide feedback on
	Subdivision
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
	<p>Hello , I apologize in advance for emailing my submission but simply found the plan review site too difficult to navigate . I firstly would like to bring up new subdivisions and am very much in favor of infill and town expanding in uniform in certain directions . Namely the roughly square area between Weston road , Weston , Homestead road and Eden street / Old mill road , Sale yards road . Very roughly 400 Hectares . This area has I believe no economic unit farms , I am one of the largest land holders at 20 Hectares and at .5 of a labor unit hardly earn enough to pay rates and insurance . So believe this area is the perfect expansion zone . As mentioned 400 Hectares or 1000 acres could have 1000 one acre blocks which would be extremely wasteful , more like 2500 1/4 acre sections or 1000m2 sections , which would cover expansion plans for many years and all only 5 minutes or less from the CBD , closer then most of the North end of Oamaru. So in summary , The current 10000m2 minimum size for subdivision is far too big and wasteful , cut this to town section size . Secondly on the proposed 20 hectare minimum subdivision size on rural land , I oppose it in general as 20 ha is not considered an economic unit anyway . It may be too big a step for say a market gardener to expand from say 20 ha to another 20ha next door when say another 4ha block is available . There is few if any 20ha plus market gardens that actually have more than 4ha parcels of good land and this is why the market gardeners have small blocks all over the place . My block for example of 32ha on the corner of Thousand Acre road and Seadown road has vegetables only on 4ha and another piece of 5ha . Most blocks of intensive vegetable growing is on 4ha or less scattered between oamaru and Kakanui , little pockets of good soil . So in summary , To remain at 4ha min is going to promote more intensive horticulture and agriculture as the said farmers buy or lease the prime sites , not expensive marginal land that larger blocks would contain. Noel Joyce Seadown Road Kakanui ██████████</p>
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments

Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here

DDPR_feedback_0369s		
	Name	Noel Joyce
	Organisation	
	Email	██████████
	Response Date	Aug 29 22 08:38:42 pm
	Notes	Noel
Q1	Select the chapter you want to provide feedback on	
	Coastal Environment	
Q2	In general, to what extent do you support the contents of this chapter?	
	Strongly oppose	
Q3	Objective/Policy/Rule/Standard reference:	
Q4	Feedback/Comments	
	For this block of land , Part lot 2 DP 2400 the coastal overlay is to far inland , and is past the brow of the first rise .	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	
Q9	Objective/Policy/Rule/Standard reference:	
Q10	Feedback/Comments	
Q11	supporting documents?	
	0	
Q12	If you need more space, or have any other general comments, please leave them here	

DDPR_feedback_0370s		
	Name	Noel Joyce
	Organisation	
	Email	██████████
	Response Date	Aug 29 22 08:49:30 pm
	Notes	Noel
Q1	Select the chapter you want to provide feedback on	
	Coastal Environment	
Q2	In general, to what extent do you support the contents of this chapter?	
	Strongly oppose	
Q3	Objective/Policy/Rule/Standard reference:	
Q4	Feedback/Comments	
	For the Property Section 59 Block v1 Oamaru SD , the coastal Environment overlay is in the main up to several hundred meters in places too far inland past the first hill Brow or ridge line and as such too restrictive for some farm developments . Generally in favor just needs to be looked at and changed to correct line ,as shown in proposed district plan is generally not in line with the Regional council or GNS tsunami zone .	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	
Q9	Objective/Policy/Rule/Standard reference:	
Q10	Feedback/Comments	
Q11	supporting documents?	
	0	
Q12	If you need more space, or have any other general comments, please leave them here	